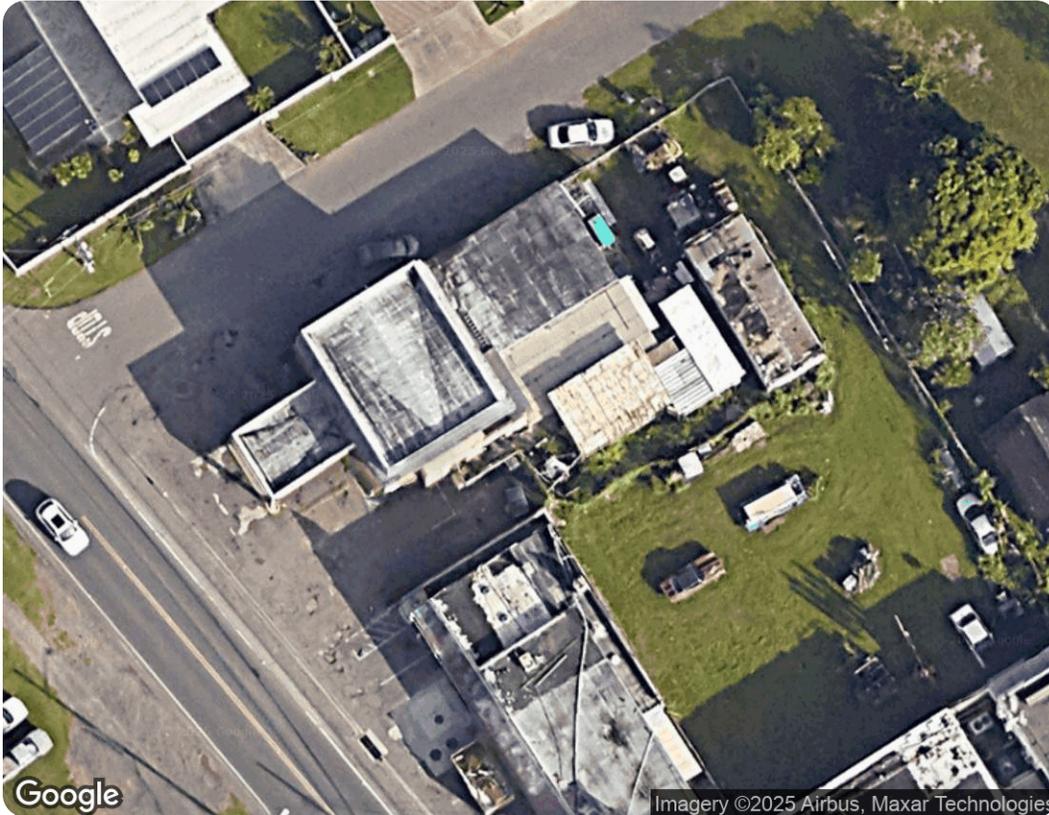




41-867 Kalaniana'ole Hwy
Waimanalo, HI 96795



Fukuyuki Puckett (R)

Principal Broker | GRI, ABR, CRB, CRS, SRES

Hawaii Real Estate License #RB-15149

📞 Work (808) 487-7734 | 📱 Mobile (808) 391-1561

📠 (808) 487-7740

✉️ fuku@summitrealtyhi.com



Summit Realty, LLC

98-029 Hekaha Street, Suite 14

Aiea, HI 96701



Off Market / Public Record • Public Record

Undisclosed



Commercial
Type



B-1 NEIGHBO
Zoning



2,656
Sq Ft

BOBBY'S AT WAIMANALO INC

Building Name

Basic Facts

Type
Commercial

Land Use
Commercial (General)

Subtype
General

General Use
Wholesale Trade

Year Built
1941

Property Use
Wholesale Trade

Property Information

Property Features

PUBLIC

Effective Year Built 1951

Building Quality D

Total Number of Units in Complex 1

Lot Size Sqft 10,563 sq ft

Lot Size Acres 0.24 acres

Building Sqft 2,656 sq ft

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Property Features

PUBLIC

Neighborhood Code	4121-3	Interior Walls	Unfinished
1st Floor	1376	2nd Floor	1280
Building Perimeter	152		

Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	1-4-1-004-044	County	Honolulu County
Zoning	B-1 NEIGHBORHOOD BUSINESS	Census Tract	150039400.031008
Carrier Route	C004	Abbreviated Description	1ST: LOT B-1 POR LOT 255 POR LPGR 11,094 WAIMANALO BEACH LOTS 10,563 SF DES
FIPS Parcel Number	150031-4-1-004-044	Building Name	BOBBY'S AT WAIMANALO INC
General Use	Wholesale Trade	Property Use	Wholesale trade
Overall Use	GENERAL COMMERCIAL	Current Use	Commercial (General)

Owner Facts

Owner Name (Public)	LINDA M S LEE	Owner Name 2 (Public)	LINDA M S LEE REVOCABLE TRUST
Mailing Address	[REDACTED]	Vesting	Trust/Trustee/Conservator
Contact Title	OWNER	Contact Name	LINDA LEE
Number of Tenants	1		

Financial Details

Adjusted Prop. Value	\$1,025,300	Est. Prop Change	41%
		Current Owner	
New Applicant	3	Default History	NO DEFAULTS IN AVAILABLE RECORDS
Underwriting Score			
Property Use Reliability Score	3	Last Major Renovation	1951
Financial Risk Score	62	Property Use Risk Score	B
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK		

Public Record History

Deed

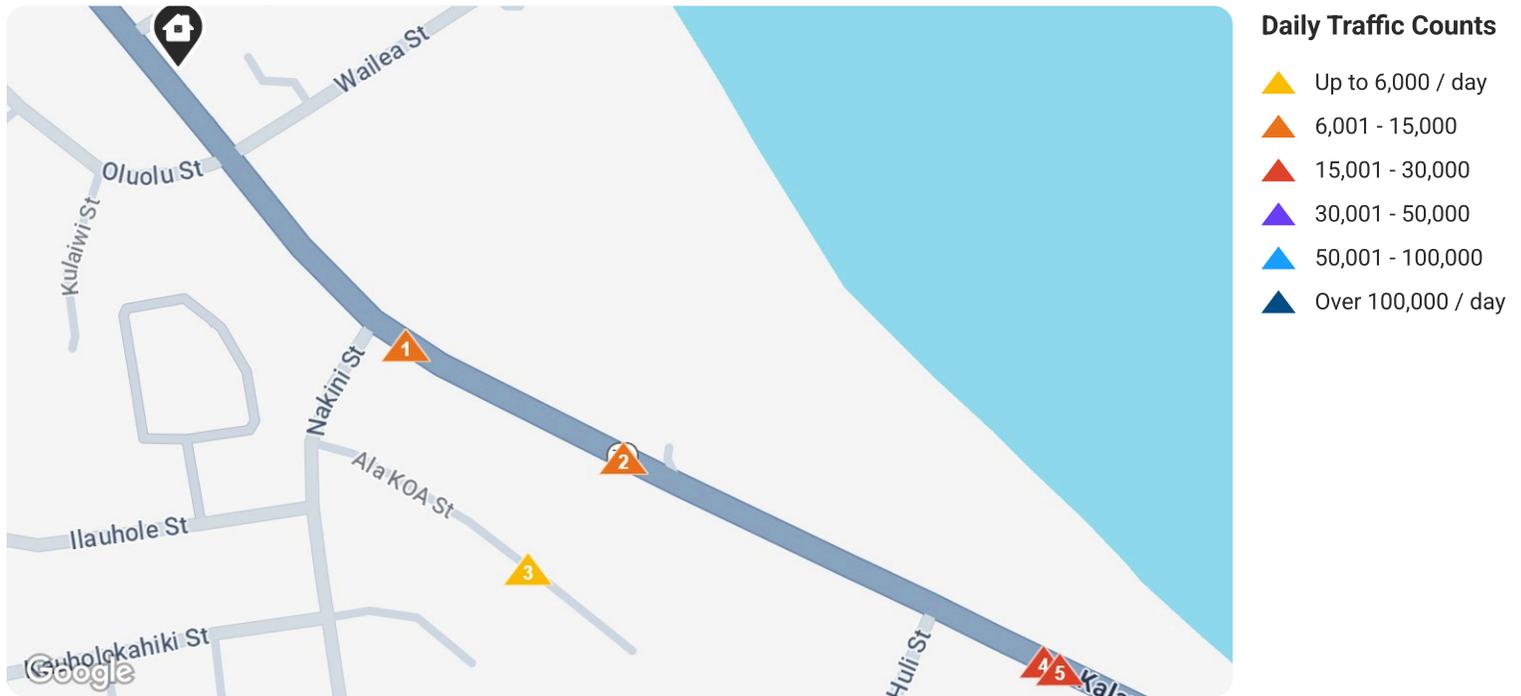
Contract Date	12/26/2008	10/26/1999
Recording Date	12/29/2008	11/1/1999
Document Type	Intrafamily Transfer	Intrafamily Transfer
Buyer ID	Trustee	Trustee
Price Code Description	Non-arms length transaction.	Non-arms length transaction.
Buyer Vesting	Tenants in Common	Living Trust
Seller Name	LINDA M S LEE, EVELYN C LAU LIVING TRUST	EVELYN CHU MOI LAU
Seller ID	Trustee	Single Woman
Buyer Mailing Address	[REDACTED]	[REDACTED]
Document #	2008-193996	99-174666
Inter-family Transfer	Yes	Yes
Title Company Name	NONE AVAILABLE	-
Multi-APN Flag	2 APN's being conveyed	2 APN's being conveyed

Public Record History

Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$953,900	\$953,900	\$953,900	\$953,900	\$950,700
Assessed Value - Improvements	\$71,400	\$69,400	\$67,200	\$62,100	\$64,200
Total Assessed Value	\$1,025,300	\$1,023,300	\$1,021,100	\$1,016,000	\$1,014,900
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$953,900	\$953,900	\$953,900	\$953,900	\$950,700
Assessor Market Value - Improvements	\$71,400	\$69,400	\$67,200	\$62,100	\$64,200
Total Assessor Market Value	\$1,025,300	\$1,023,300	\$1,021,100	\$1,016,000	\$1,014,900
Tax Rate Code Area	CCH	CCH	CCH	CCH	CCH
Total Tax Amount	\$12,689	-	\$12,662	\$12,598	\$12,585

Traffic Counts



Traffic Counts within 1 mile by Proximity

<p>1 13,428</p> <p>Kalaniana'ole Highway</p> <p>2024 Est. daily traffic counts</p> <hr/> <p>Cross: Nakini St Cross Dir: NW Distance: 0.02 miles</p> <hr/> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td>▲ 13,500</td> <td>AADT</td> </tr> <tr> <td>1993</td> <td>▲ 14,510</td> <td>ADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2017	▲ 13,500	AADT	1993	▲ 14,510	ADT	<p>2 13,695</p> <p>Kalaniana'ole Highway</p> <p>2024 Est. daily traffic counts</p> <hr/> <p>Cross: Alakoa St Cross Dir: SE Distance: 0.01 miles</p> <hr/> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2017</td> <td>▲ 13,600</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2017	▲ 13,600	AADT	<p>3 843</p> <p>Ala Koa St</p> <p>2024 Est. daily traffic counts</p> <hr/> <p>Cross: Alakoa St Cross Dir: SE Distance: 0.04 miles</p> <hr/> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>▲ 990</td> <td>AADT</td> </tr> <tr> <td>2004</td> <td>▲ 404</td> <td>ADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2018	▲ 990	AADT	2004	▲ 404	ADT	<p>4 17,100</p> <p>Kalaniana'ole Highway</p> <p>2022 Est. daily traffic counts</p> <hr/> <p>Cross: Huli St Cross Dir: NW Distance: 0.05 miles</p> <hr/> <p>Historical counts</p> <table border="1"> <thead> <tr> <th>Year</th> <th>▲ Count</th> <th>Type</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>▲ 9,922</td> <td>AADT</td> </tr> <tr> <td>2019</td> <td>▲ 14,800</td> <td>AADT</td> </tr> </tbody> </table>	Year	▲ Count	Type	2021	▲ 9,922	AADT	2019	▲ 14,800	AADT	<p>5 16,380</p> <p>Kalaniana'ole Highway</p> <p>2024 Est. daily traffic counts</p> <hr/> <p>Cross: Huli St Cross Dir: NW Distance: -</p>
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Off Market / Public Record • Public Record

Undisclosed



Land

Type



B-1 NEIGHBO

Zoning

Basic Facts

Type

Land

Land Use

Commercial-Vacant Land

Subtype

Commercial

Multi Parcel

No

Zoning

B-1 NEIGHBORHOOD BUSINESS

APN/TaxID

1-4-1-004-030

Property Information

Property Features

PUBLIC

Lot Size Sqft 8,206 sq ft

Lot Size Acres 0.19 acres

Neighborhood Code 4121-3

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Location Details

Flood Zone X (unshaded)

Legal Description

Parcel Number	1-4-1-004-030	County	Honolulu County
Zoning	B-1 NEIGHBORHOOD BUSINESS	Census Tract	150039400.031008
Carrier Route	C004	Abbreviated Description	2ND: LOT B-2 POR LOT 255 & 256 POR LPGR 11,094 LPGR 11,401 WAIMANALO BEACH LOTS 8,206 SF DES
Current Use	Commercial-Vacant Land		

Owner Facts

Owner Name (Public)	LINDA M S LEE	Owner Name 2 (Public)	LINDA M S LEE REVOCABLE TRUST
Mailing Address	[REDACTED]	Vesting	Trust/Trustee/Conservator

Public Record History

Deed

Contract Date	12/26/2008	10/26/1999
Recording Date	12/29/2008	11/1/1999
Document Type	Intrafamily Transfer	Intrafamily Transfer
Buyer ID	Trustee	Trustee
Price Code Description	Non-arms length transaction.	Non-arms length transaction.
Buyer Vesting	Tenants in Common	Living Trust
Seller Name	LINDA M S LEE, EVELYN C LAU LIVING TRUST	EVELYN CHU MOI LAU
Seller ID	Trustee	Single Woman
Buyer Mailing Address	[REDACTED]	[REDACTED]
Document #	2008-193996	99-174666
Inter-family Transfer	Yes	Yes



Public Record History

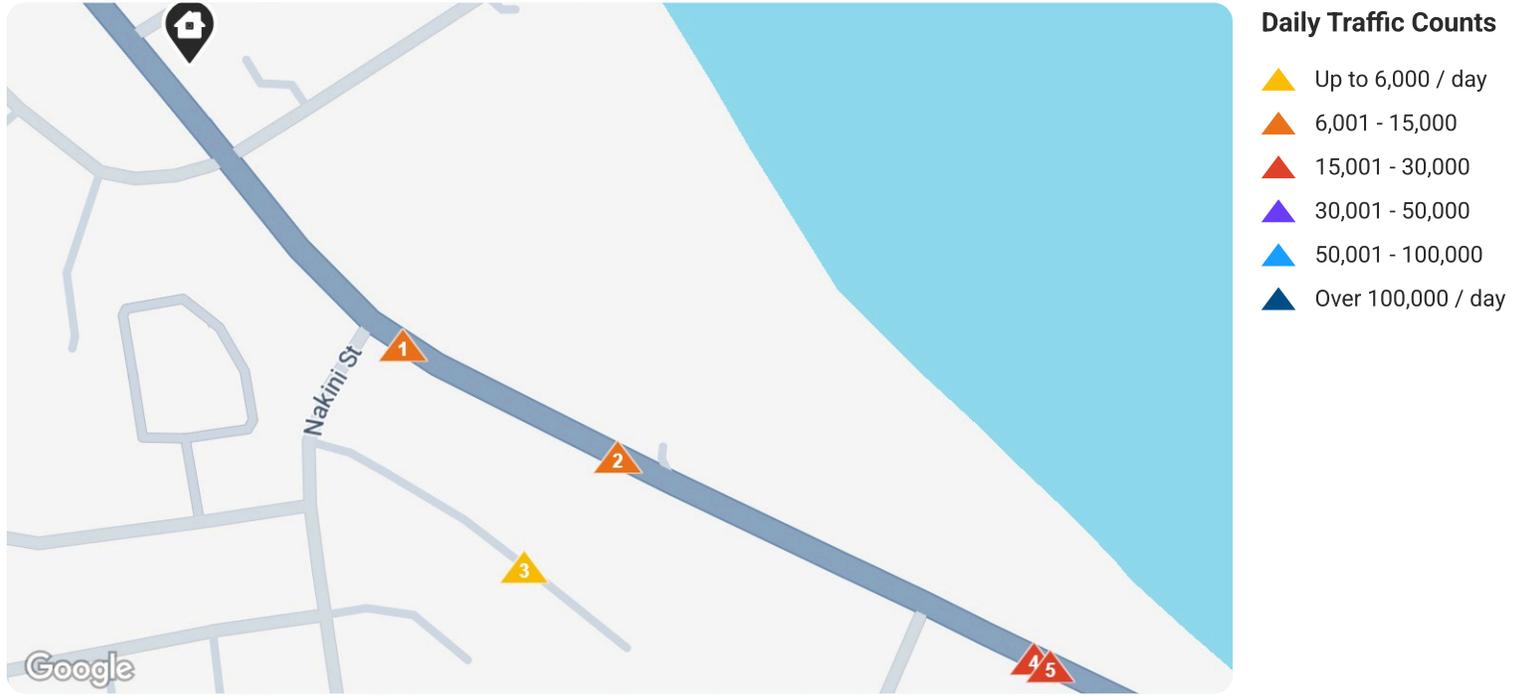
Deed

Contract Date	12/26/2008	10/26/1999
Title Company Name	NONE AVAILABLE	-
Multi-APN Flag	2 APN's being conveyed	2 APN's being conveyed

Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$662,000	\$662,000	\$662,000	\$662,000	\$690,400
Total Assessed Value	\$662,000	\$662,000	\$662,000	\$662,000	\$690,400
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$662,000	\$662,000	\$662,000	\$662,000	\$690,400
Total Assessor Market Value	\$662,000	\$662,000	\$662,000	\$662,000	\$690,400
Tax Rate Code Area	CCH	CCH	CCH	CCH	CCH
Total Tax Amount	\$8,209	-	\$8,209	\$8,209	\$8,561

Traffic Counts



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